LOT 13 UNIT 6 THREE RIVERS ESTAT
645-243, 696-139, 699-784, 716-8

PARK BRUCE/PARK NATALIE
5673 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

00-00-00-00641-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

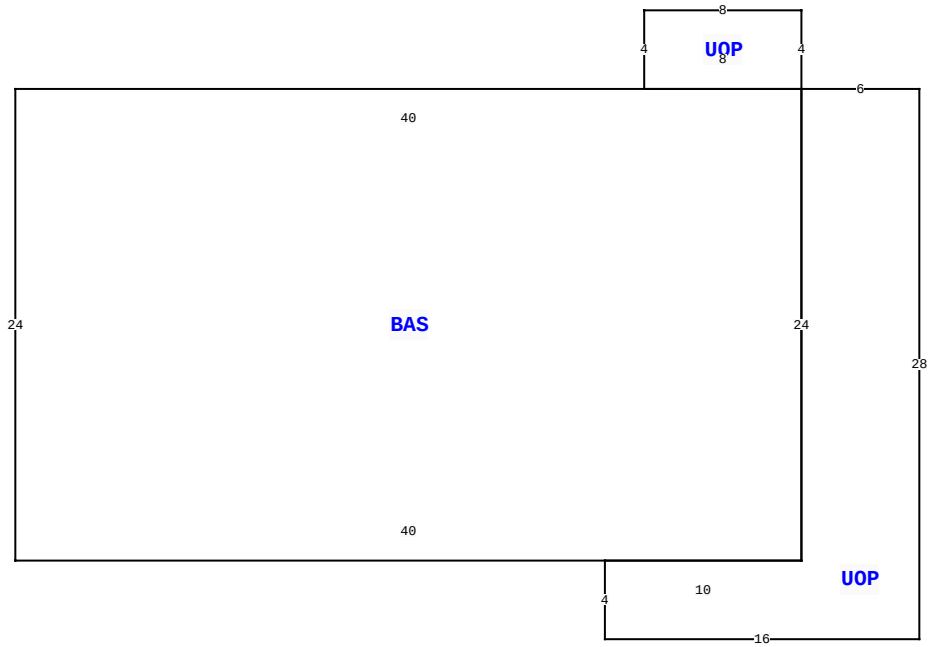
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.06 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	112,547
UOP	32	20		6	704
UOP	208	20		42	4,924
TOTALS	1,200			1,008	118,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,008	137.2800	167.48	168,820	1986	1995	0	0	0	30.00	70.00

1 SFR PILING 0% - 0 Heated Area: 960 HX Base Yr



1522 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	840.00	UT	5.00	5.00	100	2015	2015	3	100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	118,174
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	206,374
SOH/AGL Deduction	3,563
ASSESSED VALUE	202,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,811
TOTAL JUST VALUE	206,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053804	Roof Replacement	10,180	08/08/2025
000053798	Remodel	85,000	08/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0727	8/08/2018	WD	Q	I	01	150,000
GRANTOR: STEPHEN V & GAIL M GO						
GRANTEE: BRUCE & NATALIE PAR						
1120/0630	5/24/2007	WD	Q	I		170,000
GRANTOR: LAURA KENNEDY & CAROL						
GRANTEE: STEPHEN V & GAIL M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N4 W8 S4 E8$ BAS= W40 S24 E40 N24$ UOP= E6 S28 W16 N4 E10 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	64.00	FF		1.00	1.00	1.75	750.00	1,312.50	84,000							

REVIEW DATE 09/15/2025 BY chuck Total Acres: 0.50 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/24/2025 BY SYS